

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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055306

August 12, 2005

Ms. Janet Love
KB Home Nevada, Inc.
750 Pilot Road, Suite #F
Las Vegas, Nevada 89119

RE: ABEYANCE - TMP-6609 - TENTATIVE MAP - MANCHESTER PARK

Dear Ms. Love:

Your request for a Tentative Map FOR A 252 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 40.4 acres adjacent to the southwest corner of Farm Road and Shaumber Road (APN 126-13-301-005, 006 and 126-13-310-001), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on August 11, 2005.

The Planning Commission voted to **APPROVE** your request, subject to the following:

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1. Approval of Waiver WVR-6643 by the City Council.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. The applicant shall submit a revised site plan that indicates the on-street guest spaces to be striped and ensure that they meet the dimensional requirements of the ITE Traffic Engineering Handbook (4th edition).
4. All development shall conform to the Conditions of Approval for Rezoning ZON-2184, the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.
5. Street names must be provided in accord with the City's Street Naming Regulations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Lairy Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



07101-001-07-05

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11. If not constructed at the time of development by the Master Developer, landscape and ~~maintain all unimproved right-of-way on Puli Road, Shaumber Road, and Farm Road~~ adjacent to this site concurrent with development of this site.
12. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements in the Puli Road, Shaumber Road, and Farm Road public rights-of-way adjacent to this site.
13. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and #225.
14. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
16. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
17. Private streets and private drives must be public utility easements (P.U.E.); City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. Show and dimension the common lots and adjacent right-of-way on the Final Map(s) for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).

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This action by the Planning Commission on August 11, 2005 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,

A handwritten signature in black ink, appearing to read 'Flinn Fagg'.

Flinn Fagg, Planning Manager
Planning and Development Department
Current Planning Division

FF:clc

cc: Ms. Jessica Flores
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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